

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

BZA Appeal No. 17747

Appeal of Stephanie Wallace

ANC 3E

Public Hearing: April 29, 2008

STATEMENT

Submitted by:

John Lemoine

5011 Belt Rd. NW

Washington, DC 20016

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17747
EXHIBIT NO. 24

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I own the property at 5011 Belt Rd. NW. My wife, Martha Maiden, and I have lived there since 1992.

In April 2004, the property adjacent to us on the north side, at 5013 Belt Rd., was purchased by Stephanie Wallace, a real estate developer who has built, renovated or built additions onto several varied projects in the Washington area. Her business web site, stephaniwallace.com, describes her as having been in the real estate construction

and development business for over 20 years.

I hereby request that the Board of Zoning Adjustment reject Appeal No. 17747. I support the decision of the zoning administrator to deny permit for construction at this site.

I believe, and have evidence to support, that the previously existing original structure was intentionally destroyed. The termite damage and rot were not a result of an act of God or casualty, but were a result of a negligent lack of maintenance. At the time of purchase, the Developer was put on notice as to the decrepit state of the property. The Developer and her General Contractor have displayed Bad Faith by acting in a way that indicated they had no intention of saving the existing original house. They intended to take down the total existing structure in a piecemeal fashion, while simultaneously building a completely new structure which would be much larger than would have otherwise been allowed. The Developer and her Contractor have purposefully and systematically deceived the DCRA in order to build a non-conforming building on this narrow (30 ft. wide) lot. The Developer and her Contractor's Bad Faith should bar any claim of estoppel.

Indeed, this pattern of obfuscation is made plain within their Appeal. In Permit applications and in this Appeal, the Developer has shown continual Bad Faith by making false statements and deliberately confusing the existing original house with the Addition.

By manipulating the permit process, the Developer sought to gain a zoning advantage of non-conforming, narrow side yards in order to build a completely new house of 3419 sq. ft. in place of the existing house, which was only 1019 sq. ft. Many houses in this neighborhood also have a non-conforming 30' width at the street. The existing structures on these narrow lots average 1500 to 2000 sq. ft.

The entire neighborhood would have been pleased to see a new house built on this site. But the Developer should have approached the BZA from the outset and worked towards a design compromise that would have allowed a reasonably sized house to be built, one that is not so completely out of proportion to the small lot and that would not affect the adjacent properties so negatively. Had she acted responsibly, a new house could have been completed and sold years ago. There was a reasonable path to take towards improving this property. The Developer chose a different route.

Since beginning work on the property, the Appellant and her Contractor have continually treated neighbors with contempt and disregard. Through their own negligence and shoddy construction practices, they have made countless errors in planning and execution which have led to interminable delays. They have been cited and fined by the city for creating continually dangerous conditions at the site, including standing water and open construction over long periods. In the process of their work, they have caused major damage to adjacent properties. They have ignored conditions of poor soil and

chronic ground water problems which are familiar to all property owners on this block. By excavating without soil tests or adequate planning for shoring, they have caused the collapse of neighboring properties into their excavation. Estimates of the cost of repairing the damage to 5011 Belt Rd. are approximately \$50,000. The Appellant and her Contractor have ignored and stonewalled neighbors' attempts to have them take responsibility for or provide conditions for the repair of said damages. The adjacent properties remain unsupported and un-repaired to this date. The shell of a building the Developer has built remains an open and dangerous nuisance.

If the Board reverses the Zoning Administrator's decision and this non-conforming structure is built as planned, its close proximity, height, and depth will significantly diminish the privacy, light and air of the adjacent property at 5011 Belt Rd. The original house at 5013 Belt. Rd. had a small jut-out of the first story which extended to only 5 ft. from the joint property line. This wall was approximately 9 ft. high x 12 ft. long.

EXHIBIT L-1: photo of original house, 2003

This small jut-out, before it was demolished, was allowed to extend into an unrelenting vertical wall 24 ft. high x 70 ft. long, distanced only 5 ft. from the property line. This wall would be only 13 ft. from the adjacent house at 5011 Belt Rd. There would be approximately 13 windows facing 5011 Belt averaging 3 ft. by 5 ft. in size. The new structure, including patio, would extend 30 ft. beyond the back of the house at 5011 Belt.

The city's zoning laws exist in part to guide developers in the planning and

construction of structures that will not infringe upon the surrounding properties. These laws must also help to prevent the sort of damage to adjacent lots that has been caused at this site. Until the Zoning Administrator's decision to deny permit, the Developer sought to bypass this process in order to unlawfully maximize the size of the new house, much to the detriment of the adjacent properties.

EXHIBIT L-2 : photos of new structure, January, 2008

Title 11 DCMR, Zoning Regulations 3115.2, states that "The Board shall give 'great weight' to the written report of the ANC, as required by No. 1-261, D.C. Code, 1982 ed." In its monthly meetings, ANC 3E has thoroughly addressed the issue of this Appeal. These meetings were attended by potential interveners along with the Appellant and her attorney. In the meeting of April 10, 2008, ANC 3E passed a resolution in strong opposition to this Appeal. This resolution is supported by neighbors directly adjacent or in close proximity to 5013 Belt Rd. Many have written statements. I respectfully submit them to the Board.

EXHIBIT L-3: Letters from neighbors, with map of area showing these neighbor's properties in relation to 5013 Belt.

ARGUMENT IN OPPOSITION TO APPEAL

The following is a timeline of events at 5013 Belt Rd., leading up to this Appeal.

-February-March 2004:

When my next door neighbor at 5013 Belt Rd., Robin Mayers, told me she was putting her house up for sale, I had a representative from a local residential construction company inspect the property. He told me the house was "sitting on the ground", was probably in a condemnable state and was a "tear down". At that time I lost interest in the property.

-April 2004:

Stephanie Wallace (the Developer) purchased 5013 Belt Rd. The Developer has many years of experience in the real estate and construction business.

EXHIBIT L-4: pages from web site. stephaniewallace.com

Financing was obtained for the purchase of the property, but for some reason the lender apparently did not require a termite inspection before issuing a loan [Appellant's Pre-Hearing Statement, Exhibit J, #2]. Was the lender was under the impression that it was the developer's intention was to demolish the existing house? In Appellant's Pre-Hearing Statement p. 9, #2 and #3, she claims she was unable to perform a termite or building inspection. In fact, she chose not to have these inspections made. Even after purchasing the property, no termite inspection was ever made. A reasonable buyer, if intending to save the original structure, would have done a termite inspection.

The Developer was put on notice of termite damage from the time of purchase of the property.

EXHIBIT L-5: Seller's disclosure, dated Feb. 14, 2004.

-December 2004:

Eight months after buying the property, Developer is issued Original Building Permit by DCRA. In the application for the first building permit, dated 8 / 9 / 04, the Developer represents herself as the owner /occupant of the property, but she never occupied the house. Had the Developer informed DCRA at this time that the entire existing original house would be demolished, the original permit would not have been granted and the new construction would have had to conform to current Zoning requirements.

EXHIBIT L-6: application for first permit

-February - March 2005

The existing original house was only two rooms deep. At this time the Contractor demolished the rear portion, removing more than half of the existing original house. The complete interior of the front portion was gutted at this time, exposing termite damage and rot to structural members including sills, joists, studs, and crumbling concrete footings. The demolition of plaster, lathe, and floor coverings made it obvious that the entire structure was unsafe and could not be salvaged. It is implausible that the

Developer would determine that the rear portion of the house was severely damaged but assume the front portion was fine. This was a small house. The only reason to leave the front part of the original house standing was to gain the advantage of the non-conforming side yards.

Appellant's Pre-Hearing Statement, p. 13 paragraph 2, states: 'The Appellant could not have discovered until after the demolition of the plaster and floor coverings of the house that, due to the termite damage and rot, the structural members of the house were unsound and that the foundation and footings of the house were so far beyond repair that they needed to be replaced'. The Developer demolished plaster and floor coverings in March of 2005.

Appellant Pre-Hearing Statement, Exhibit J, #6 states termite damage and rot was not discovered in the front portion until November 2006. Photographs clearly show that in March of 2005 the Appellant had uncovered the damaged structural members in the front portion of the house.

EXHIBIT L-7: photos of house after removal of rear portion, showing gutted interior, April, 2005

In March, 2005 the Contractor, Allen Premo set out stakes showing the footprint of the proposed addition. I became aware of the size of the structure they were planning to build, sitting only 5 ft. from the joint property line and far past the back of our house. I was very concerned about the size and proximity of the planned construction. I

approached Mr. Premo and Ms. Wallace on several occasions and asked if they would show me their building plans. They would never show me plans. I also urged caution to Mr. Premo about excavating for a basement and I stressed to him the history of severe ground water problems affecting properties on this block. I expressed concern about the digging of such a large foundation so close to my property.

A Stop Work Order was issued for work being done beyond the scope of the permit. When this order was posted, I went to the DCRA office to determine if what was planned conformed to zoning requirements. I met with Ms. Epps and Ms. Joseph.

Ms. Joseph explained to me that the side set back for new construction in zone R-1-B is 8 ft., but the Developer was being allowed to extend an existing house's narrow 5 ft. side yard with the proposed Addition. I pointed out that there was no way the Developer could build on the crumbling existing original foundation and that the entire existing structure was in a severely decrepit state. I suggested that they planned to demolish the part which allowed the non-conforming set-back. She responded by telling me that DCRA must go by the plans that are submitted to them by the Developer, and cannot assume the builder will do otherwise. She said that until the Developer actually removed the existing original structure, there was nothing DCRA could do to stop them. She said I should let DCRA know if the original structure was removed. I then requested a meeting with Mr. Toye Bello, the Zoning Administrator. Ms. Epps said I should first write to him to express my concerns.

At this point I sent a letter via certified mail to Toye Bello, stating my concerns that the Developer intended to remove the entire original structure, despite what their plans said,

and that they should not be allowed the narrow side yard.

EXHIBIT L-8: registered letter to Toye Bello, dated April 12, 2005

-November - December, 2005

Excavation began for new construction. All that remained of the rear portion of the original existing house, the crumbling foundation, was removed at this time. This was the part which had extended to 5 ft. from the property line and had allowed the extension of the non-conforming side yard.

EXHIBIT L-9: photo shows entire rear portion removed, including foundation

The excavation filled with water and the sides of the excavation crumbled and failed on both sides, causing the collapse of the adjacent properties into the excavation. General Contractor and Developer ignored requests to address damage (See the following section: Damage to Adjacent Property)

-May 2006

I met with Ms. Epps and Tamika Jones at DCRA. I filed a complaint against the property regarding non-conforming side yards. They recommended I write Mr. Crews, the Zoning Administrator, to state my concerns about the property.

EXHIBIT L-10: letter to Bill Crews, dated June 8, 2006

-October- November, 2006

The new Addition was framed, but no framing was done on what was left the original house. ***No part of the Addition, be it framing or foundation, was ever connected to the original existing house.***

-November 2, 2006

In the Contractor's permit Applications to DCRA, And in the Developer's Appeal, does the new Addition now become the 'existing single family house' ? [Appellant Statement p.11, #23 states Contractor met with DCRA to determine if the front of the existing single-family house could be removed and replaced].

This misrepresentation clearly reveals the Developer's **Bad Faith**, and a calculated plan to remove the entirety of the original house which had allowed the non-conforming structure.

It is extremely dubious that the Developer became aware only at this time that the front was rotten [Appeal Exhibit J, #6]. The Developer states that severe termite damage was first discovered in March, 2005, before any work had begun on the new Addition. The structural members in the front portion were also uncovered at that time. It was a full 19 months later, in November 2006, that the Developer had an engineer assess the structural integrity of the front [Appellant's Pre-Hearing Statement, Exhibit H] determining it to be unstable. In fact, no efforts were ever made to preserve or protect the original house from further degradation due to weather or insects. In fact, siding and roof

material were removed from it to further expose it. ***In the time the Developer owned the existing original structure, no tarp, tar paper, or other materials were ever applied to protect it.***

-February 14, 2007

Permit is issued to Developer (Permit B103710) is issued to demolish a portion of the existing single family house. In Appellant's Statement, Part V, p. 11 MFND # 21, there is a deliberate confusion in the wording of what the existing single- family house is. Is existing single-family house the Addition, or is it the original structure?

March 12 -15, 2007

What was left of the original existing house was removed in its **entirety**. Every part of the original house was taken away, including the entire original foundation. ***Absolutely nothing remained of the original house.***

EXHIBIT L-11: Photo shows nothing left of original house, January, 2008

March 21, 2007

Another Stop Work Order was posted at the job site. The Stop Work Order was not issued for Permit being "fake" [contrary to what is stated in Appellant's Pre-Hearing Statement p. 11, #21]. This Stop Work Order clearly states "exceeding scope of raze

permit. Took down entire house" etc. Photos taken by the inspector stress, "nothing remains of original structure."

EXHIBIT L-12: Last stop work order [also Appellant Exhibit 7]

-May 8, 2007

I had a telephone conversation and corresponded via e-mail with Mr. LeGrant. He informed me that the Developer, having removed the entirety of the original structure, had been directed to submit plans to DCRA that would reflect required side yards for new construction in Zone R-1-B, or to apply for a zoning variance. The appeal states that this direction was not given until September 2007 [Appellant's Pre-Hearing Statement p.12 # 31]

EXHIBIT L-13: Letter to Mr. Legrant, dated May 8, 2007

-April 5, 2008

On Saturday, April 5, 2008 a meeting was held at the construction site at 5013 Belt Rd. NW. This meeting was arranged and attended by ANC 3E representatives Lucy Eldridge and Carolyn Sherman. Also in attendance were: The Developer, Stephanie Wallace, myself, and several neighbors who live in properties adjacent or near 5013 Belt. While standing next to the construction, Ms. Eldridge asked Ms. Wallace if there was any

part remaining of the existing original house. Ms. Wallace replied "No, there's nothing left of the old house". Ms. Eldridge then asked if there was anything left of the original foundation. Ms. Wallace answered, "No". This is in direct contradiction to the Appellant's Pre-Hearing Statement, Exhibit J, #23.

DAMAGE TO ADJACENT PROPERTIES

In the course of construction at 5013 Belt Rd., the Developer and her Contractor have caused severe damage to the adjacent properties. The Developer and her Contractor, through poor planning and willful negligence, have caused the collapse of a concrete retaining wall, concrete driveway, and wood privacy fence on my property. The property on the opposite side of the excavation was also damaged. Because of the conditions remaining at the construction site at 5013 Belt, my property is deprived of lateral and subjacent support making it impossible for me to make repairs. For 20 months, ***Since July, 2006***, these conditions have had an enormous negative impact on the use and enjoyment of my property. By ignoring and denying the existence of these damages, the Developer and her Contractor have acted with incredible contempt. I include reference to these damages because they are a direct result of the Developer's Bad Faith and abuse of the Zoning Regulations. Had the Developer proceeded responsibly and maintained

the 8 ft. side yards required for new construction, it is unlikely any harm would have come to my property.

-February, 2005

The Developer and her Contractor, Premo Building and Remodeling, trespassed upon neighbors' properties, adjacent to 5013 on the North side. The Contractor's trucks and laborers entered and drove upon these properties without the owners' permissions. Destruction debris was scattered about and rutting was caused by the Contractor's vehicles. Surprised by the Contractor's disregard, and concerned with potential future damage to their properties, these neighbors forbade the Developer and her Contractors from trespassing on their property.

-March, 2005

The Contractor, Allen Premo, set out stakes showing the footprint of the proposed addition and I became aware of the large size of the structure they were planning to build, sitting only 5 ft. from the joint property line and far past the back of our house. I approached the Contractor and the Developer on several occasions and asked if they would show me their building plans, so that I might see how my property would be affected. They would never show me plans. I also urged caution to Mr. Premo about excavating for a basement because of the history of severe ground water problems affecting properties on this block. I expressed concern about the digging of such a large foundation so close to my property. I asked if they were doing soil samples. He said they

were not required.

- Late November, 2005

An excavation was made vertically on joint property lines to a depth of approximately 5 ft. The Contractor did this without regard to poor soil condition and chronic high ground water conditions. No preparations were made for made for shoring the sides of the excavation. The walls on both sides of the excavation failed and the driveway and retaining wall at 5011 sagged into the excavation. A 6 inch diameter ground water drainage pipe was exposed under the driveway at 5011 Belt. A 12 ft. section of this pipe collapsed into the excavation and was removed.

At this time I sent a registered letter to the Developer requesting some assurance of how the damage to my property would be addressed. I also asked what steps would be taken to prevent further damage . She received the letter but never responded. She also did not respond to telephone and e-mail messages.

I examined the damaged ground water pipe with the Mr. Premo, the Contractor, and his engineer, Ed Perez of AFW Engineering. Mr. Perez said that the damaged ground water pipe was important. During rains this pipe moves water at a great rate from a very large drain field in the center of the block. Mr. Perez verified the importance of the pipe in a subsequent letter to Mr. Premo.

Mr. Premo ignored the importance of the ground water drain pipe and disregarded my

request to have it repaired. He declared it to be "non-functioning" and buried it behind the shoring. Developer did not respond to calls and emails.

- April, 2006

A second, much deeper excavation was made up to the joint property line. The shoring installed in November, 2005 was undercut by about 3 feet. The large ground water drainage pipe remained disconnected and buried behind the shoring. This undercutting, with water gushing from the disconnected pipe behind the shoring walls, caused the eventual erosion collapse of the adjacent retaining wall and driveway at 5011 Belt.

-July, 2006

There is a major collapse of the concrete retaining wall and driveway on my property. Worried that my house may be in peril, I had a professional geo-technical engineer, Mr. Gerald Davit, examine the site. He determined that the shoring had failed because it had been undercut so severely. And the disrupted ground water pipe had eroded the ground behind the shoring.

EXHIBIT L-14: photo of collapsed driveway on adjacent property, July 2007.

-April 5, 2008

ANC 3E representatives Lucy Eldridge and Carolyn Sherman met at the construction site at 5013 with the Developer, myself and other concerned neighbors.

At this meeting the Developer, Stephanie Wallace, stated that this was the **first time she had observed the damage to my property**, 20 months after the major collapse.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "John Lemoine". The signature is written in a cursive, flowing style.

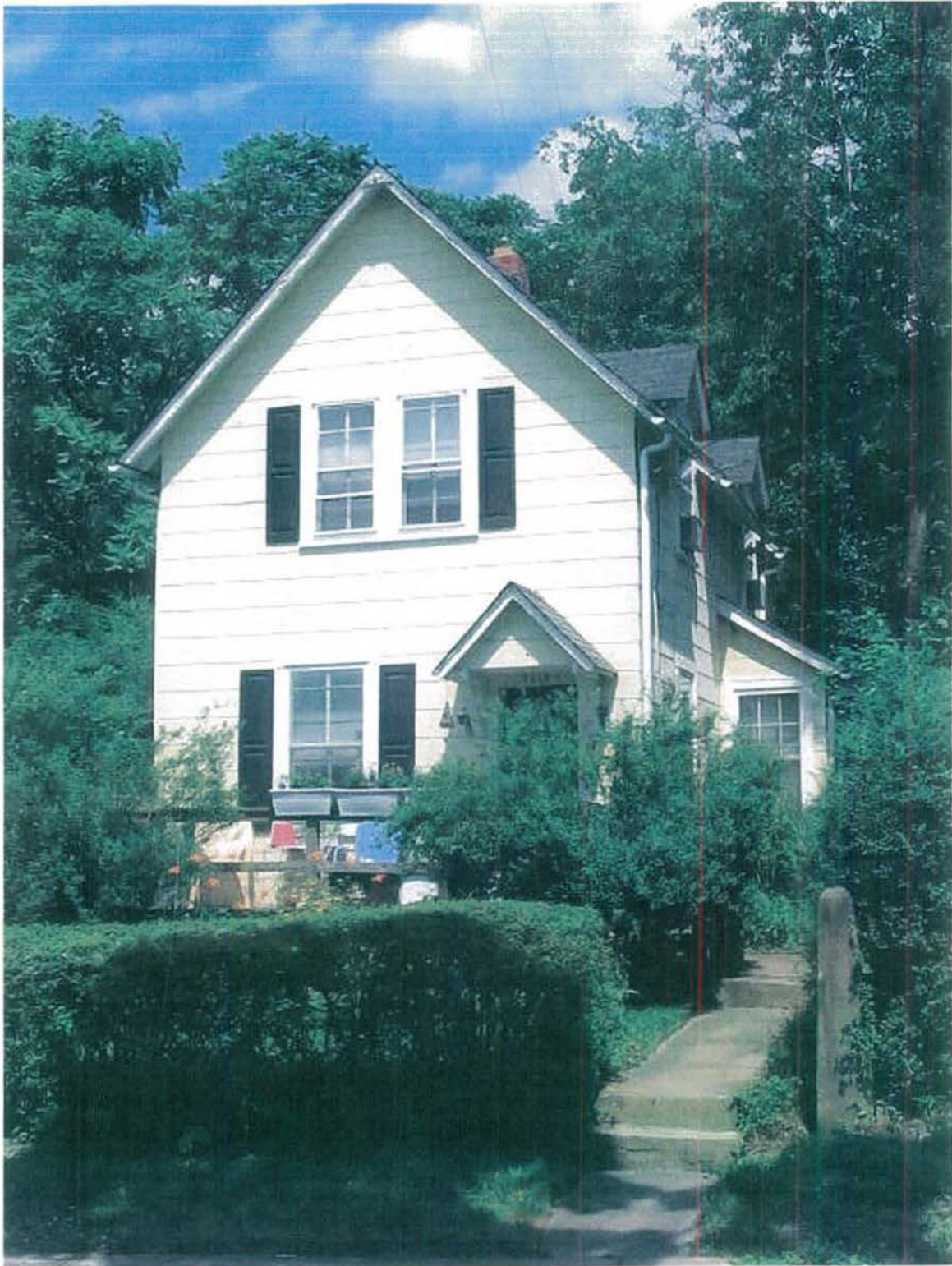
John Lemoine

Date: 4/22/08

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EXHIBIT L-1



The Developer used this small jut-out as justification to extend a non-conforming side yard. The wall of the new structure, only 5 ft. from the property line, would be 24 ft. high and 70 ft. long.

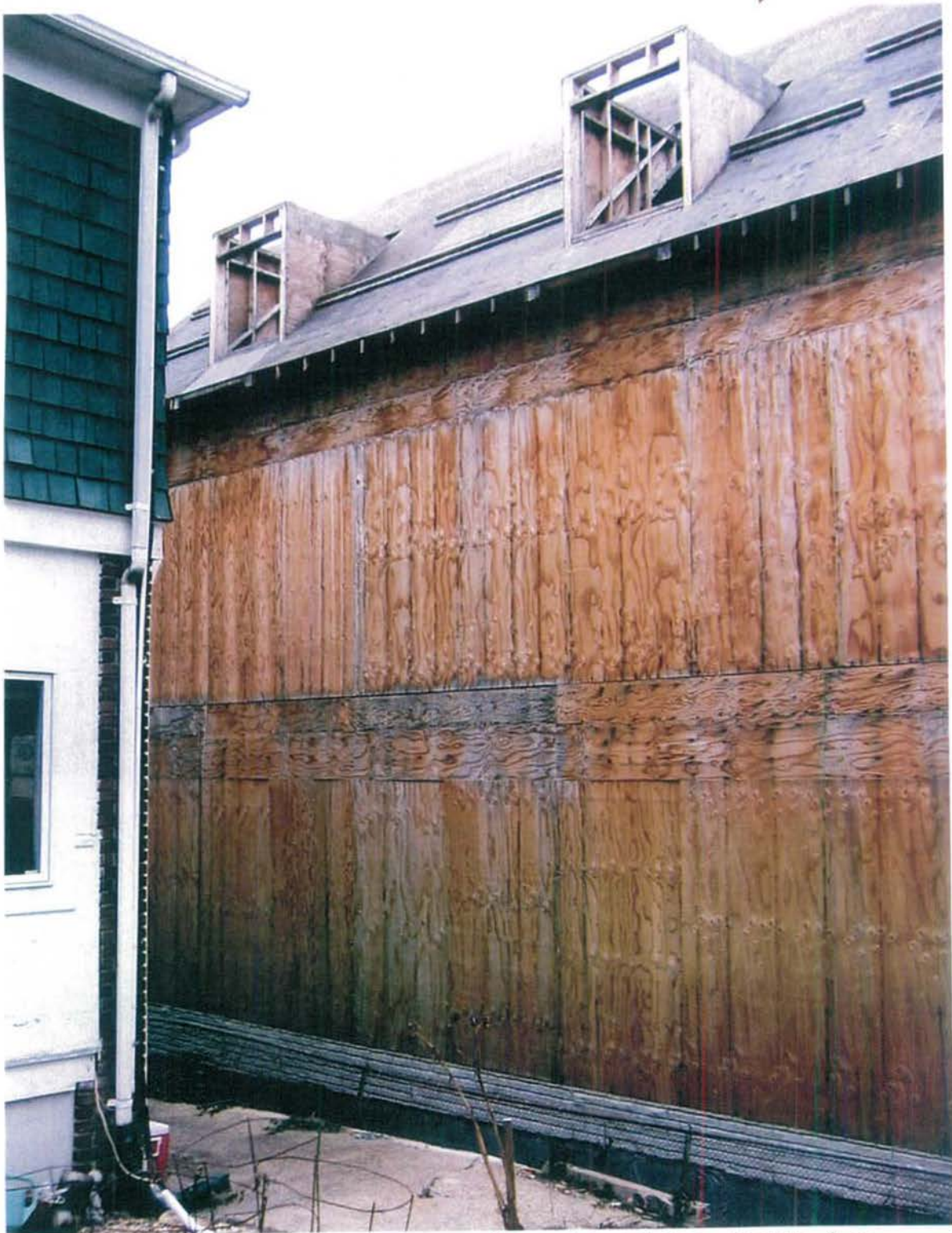
EXHIBIT L-2



5011 BELT RD.



5013 BELT RD.



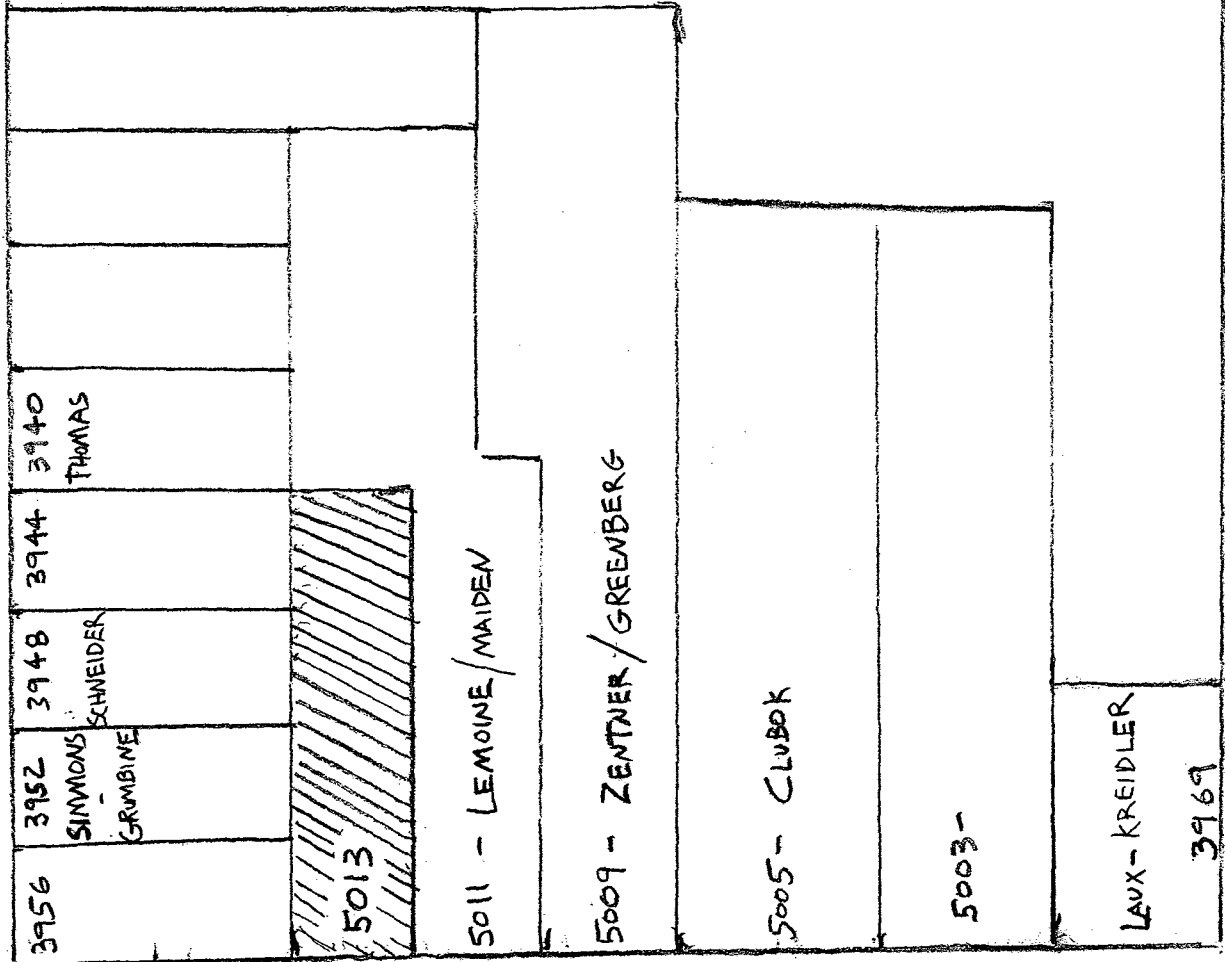
COLLAPSED DRIVE AND
RETAINING WALL

EXHIBIT L-3

STATEMENTS FROM PROPERTY OWNERS SURROUNDING 5013 BELT RD.



GARRISON ST. NW



FESSENDEN ST. NW

BELT RD. NW

ALLEY

CUSTER - 5032

VAN EEGHEN - 5028

HUGGINS - 5026

HOYT - 5024

ALLEY

HOLLY FRIDHOLM CLUBOK

April 22, 2008

Board of Zoning Adjustment
One Judiciary Square
441 4th Street, NW
Washington, D.C. 20001

Re: BZA Appeal No. 17747, Appeal of Stephanie Wallace, ANC 3E,
Public Hearing: April 29, 2008

To Whom It May Concern:

My husband and I own and reside at 5005 Belt Rd NW, two buildings down and on the same side of the street as the construction at 5013 Belt Rd NW. We have an unobstructed side view of the back two-thirds of 5013 Belt Rd from both our kitchen and dining room windows.

We moved to Belt Road on September 1, 2006 and have been looking at the construction site at 5013 from our kitchen and dining room windows on a daily basis since the day we moved in. When we moved to Belt Road, it appeared that the construction site at 5013 had been abandoned. There was a small structure that was unprotected in any way and what appeared to be an enormous dirt pit. To make matters worse, we were shocked and alarmed to see that a portion of the yard between our home and 5013 appeared to be caving into the construction site.

I did not notice any activity at the apparently abandoned 5013 site until approximately December 2006, at which time an enormous, windowless shell was erected in a matter of days. I was shocked and dismayed at the size of the structure that had appeared virtually over night. Its proximity to the building next door to us is jarring to the eye and out of line with anything else in the vicinity. We are dismayed given that one of the traits that attracted us to the neighborhood was the spacing of the homes.

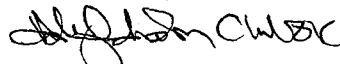
We have not seen any activity at 5013 Belt since December 2006. I have watched the enormous, windowless shell weather on a daily basis over the past 15+ months. I walk my dogs past the weathered shell every day, and occasionally notice trash thrown into the lot.

My husband and I were recently at a gathering in another part of town at which somebody asked me where we live, and when I told them, their response was "Oh, you live by that dump site – what is going on with that?" I cannot tell you how often this question is put to me when I am out walking my dogs. I frequently come upon strollers standing in front of the structure, mouths agape. They invariably see me come out of my driveway with the dogs and stop me to ask what is going on. I have started walking the other direction.

In May or June of 2007, the house at 5003 Belt Rd went on the market. Friends of ours were looking for just such a house. They came to look at it and agreed the house was exactly what they were looking for, but told us they opted not to put down an offer because they did not like Belt Road. They noted the eyesore at 5013 and said that it concerned them not only because of its then-current state (since further deteriorated), but also because they were afraid the shell was indicative of future construction on the street. They, like us, were seeking a street with more distance between the homes.

In January of this year, I finally put up window treatments that I leave closed all the time in the kitchen and dining room. This has eliminated the chief source of natural light in both those key rooms and has reduced considerably our enjoyment of those two key rooms. I sincerely hope that we will be able to unveil those windows again at some point in the not-too-distant future.

Sincerely,

A handwritten signature in black ink, appearing to read "Holly Fridholm Clubok", written in a cursive style.

Holly Fridholm Clubok

**Board of Zoning Adjustment
District of Columbia**

**Ref: Appeal #17747, Stephanie Wallace (owner of 5013 Belt Rd.),
hearing of April 29, 2008**

To the Board of Zoning Adjustment:

I write to express my wholehearted agreement with the resolution submitted by the Advisory Neighborhood Commission 3E with respect to the appeal referenced above, and to support completely the ANC's resolution in opposition to the appeal submitted by the developer of 5013 Belt Road, Stephanie Wallace.

I live with my wife and two children (ages eight and five) across the street and three doors down from number 5013. I see the existing structure every day, with the decaying framework of the house, the gravel-strewn front yard and the tattered chain-link fence positioned immediately at the curb of the road. For many months, in the early days of this project, the site also featured a blue port-a-potty, positioned right next to the road.

This project has had a direct and negative impact on the appearance and tranquility of our small community here on Belt Road. With respect to the impact on me and my family personally, I can say that the work site:

- poses an inconvenience, because the incomplete chain-link fence, while failing to restrict unauthorized access to the site, does limit egress from cars parked along that stretch of the road (parking is on the west side of Belt Road only, and there is no sidewalk), complicating loading and unloading from the family car on those occasions when we are obliged to park further down the street from our home than usual;
- represents a potential safety hazard, because it is not properly secured and fenced off; this is of concern to me now that my children and their friends in the neighborhood are getting big enough to possibly venture outside without supervision (and without authorization), and given the presence of teenagers resident in the neighborhood (as well as others passing through from nearby schools and colleges) the site offers an attractive place to engage in illegal, hazardous and/or unsanitary activities – in short, the situation at 5013 poses a completely avoidable

Edward A. Hoyt
5020 Belt Road, NW
Washington, DC 20016

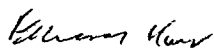
hazard alongside other unavoidable ones of which we must always remain vigilant;

- represents a health hazard, because standing water does accumulate in various places on the property and has been observed for long periods of time, providing ideal conditions for disease-bearing mosquito larvae to develop and hatch during the summer;
- constitutes an eyesore that detracts from my enjoyment of my neighborhood, and through the severe problems it has posed for my neighbor John Lemoine, the tranquility of our community; and
- diminishes the value of my home and those of my neighbors, because of the appalling appearance and evident neglect of the construction site.

As a final comment, I would like to make very clear that I do not oppose to development and construction in the neighborhood *per se*. I do insist, however, that it be done in ways that preserves, to the greatest extent possible, the character and appeal of this neighborhood. When she bought the property, the developer of 5013 Belt Road had every opportunity to engage with this neighborhood to understand what, in her own words, “the house wants to be and the neighborhood wants it to be.” It is clear from what I heard at the two ANC meetings I attended earlier this year, and all the discussions with my neighbors over the years, that Stephanie Wallace made absolutely no effort to do so when it would have made a difference.

By rejecting this appeal, the BZA will set this project on a course to being completed in compliance with zoning requirements, as opposed to being completed under the protection of a variance from those requirements. My wife and I would like to see 5013 Belt Road completed expeditiously in conformity with applicable zoning requirements and not as proposed by the developer in her appeal, and further, I urge the Board to insist that in the interim, the developer be required to secure the building site properly. The developer’s project has harmed this community and must be completed in a way that restores its tranquility and appearance.

Sincerely,



Edward Hoyt

April 22, 2008

Re: Appeal by Developer Stephanie Wallace (BZA Appeal No. 17747)

Members of the Board of Zoning Adjustment:

We live at 5024 Belt Road, N.W., Washington, D.C., across the street from 5013 Belt Road. We endorse the resolution passed by Advisory Neighborhood Commission 3E (dated April 10, 2008) opposing the appeal by Stephanie Wallace.

Our neighborhood is full of children - nine children under the age of eight live on or next to our block - so it is very important to us to have neighbors who are considerate of one another. Ms. Wallace, on the other hand, has acted in complete disregard for the neighborhood for the four years she has owned the property at 5013 Belt Road. She has created a health and safety hazard and an eyesore with her construction. She allowed standing water to collect in the excavation behind the house and only resolved the situation after repeated complaints by neighbors over months. She left a portable toilet on the curb in front of her property for almost a year, and failed to lock it for weeks, if not months. Even after direct, in-person appeals from the neighbors, Ms. Wallace has not adequately fenced the site to this day. She has left the current structure open and not boarded up, creating a risk that children could enter and be injured, or that vagrants (or mischievous students from nearby Wilson High School) could use the structure for illicit and dangerous purposes.

We are concerned that should Ms. Wallace prevail in her appeal, she will continue to be a bad neighbor. The home that Ms. Wallace demolished fit within the neighborhood; the current structure at 5013 Belt Road does not. And she has done little to protect and preserve that structure which consequently has deteriorated over the past year. Indeed, there is nothing about Ms. Wallace's behavior over the past four years that gives us comfort that she will build an appropriate structure on the property or do so in a manner that protects the neighborhood.

We support the April 10, 2008 ANC resolution because we do not feel that Ms. Wallace's bad behavior should be rewarded, and because there is no reason to believe that her bad behavior will not continue if her appeal is granted.

Sincerely,

Matthew Huggins
Patricia Reid Huggins

April 20, 2008

To: Board of Zoning Adjustment of the District of Columbia

Re: Appeal No. 17747

Appeal of Stephanie Wallace

ANC 3E

Public Hearing: April 29, 2008

We reside at 3948 Garrison St, NW, our home which we purchased over 20 years ago. Our driveway and garage directly abut the north side of Stephanie Wallace's property at 5013 Belt Rd. NW. For several years, the view from our backyard and south-facing windows has been of a massive, ugly plywood structure gradually warping and rotting, season after season. It towers over our house and yard and is impossible to ignore. It is a reliable conversation-starter since our guests notice it immediately and are always shocked by its disproportionate size and how it encroaches on our property.

This never-ending construction project has been an eyesore which we and our neighbors have had to endure, but it has been worse than that. We feel fortunate that we have not needed to put our house on the market during these last several years, since it is likely that our unpleasant southern view would deter most buyers. While this oversized and poorly constructed building is standing, the value of our property is diminished.

When Stephanie Wallace purchased the property on Belt Rd. and was getting ready to begin construction, she approached us and several of our neighbors who share access to a driveway which runs between our properties and the property line of 5013 Belt Rd. Ms. Wallace asked us whether her construction company could use the driveway to bring in materials. She offered to repair the driveway after they were finished. Not realizing that Ms. Wallace intended to build a house which was too wide for the property, and believing that she was acting in good faith, we agreed to try to be helpful. However, our next-door neighbors with whom we share the driveway did not agree to give Ms. Wallace access. That was fortunate. Even without access, the construction project has resulted in damage to our driveway. While further erosion has been prevented, the damage to the driveway has not been fully repaired.

The contractor also caused another significant and preventable problem. Despite being warned, the contractor did not take precautions to prevent the underground spring that runs beneath that property (and ours, and many others) from being disrupted. As a result, the new foundation flooded with water. Both Ms. Wallace and her contractor are responsible for having left that standing water there for months which created a health

hazard in our neighborhood. For this reason, and for the others we have noted, having the ongoing construction project at 5013 Belt Rd. as our "neighbor" for the past several years has been a frustrating and unpleasant experience.

We appreciate the seriousness with which ANC 3E has taken this issue. We agree with the facts as described in the ANC report and we strongly agree with the ANC resolution opposing the appeal of Stephanie Wallace and urging the BZA to affirm the decision of the Zoning Administrator.

Handwritten signatures of Robin and Andy Schneider in cursive script, written over a horizontal line.

Robin and Andy Schneider

3948 Garrison St., NW DC 20016

(202)362-0819

To: The Board of Zoning Adjustment of the District of Columbia
Re: Appeal No. 177747

We live at 3969 Fessenden St. NW, on the corner of Fessenden St. and the 5000 block of Belt Rd. While our address is not Belt Rd., the orientation of the house is in almost every way - 'front' door, where our children play, where we park our car, etc. Our house is three houses down from 5013 Belt Rd.

We are concerned that

- 1) The site is dangerous. It is not secured in any way and exploring children could easily become injured. Our children have friends on either side of the property. Our son has repeatedly asked about the property, and if it is haunted. He understands that we have forbidden him from entering the site but it is clearly intriguing to him.
- 2) The house reduces all the property values on our street. In considering moving to a larger house, we have had two real estate agents look at our house to list for sale. Both agents asked about 5013 Belt Rd. - what is the situation and when will it resolve? Both said that any serious buyer would be concerned about it. One agent noted that she listed a house on the other side of 5013 Belt Rd. *two* years ago, and the state of construction was a concern then.
- 3) The house is too close to the property line. Our house extends as far as possible toward one property line and we live beside two houses that do the same. These requirements are essential to provide a long list of practical and social benefits from proper drainage to a minimum level of privacy.

We agree with the resolution passed by ANC 3E on April 10, 2008 and hope that the situation is swiftly resolved. We do not believe it is appropriate to grant a permit on a non-conforming structure. It was obvious to anyone who saw the construction, that remnants of the old structure were used like a fig leaf, to remain only long enough to obtain permits, before they were ultimately discarded.

Thank you for your consideration.

Sincerely,



Cynthia Laux Kreidler
Jim Kreidler

3969 Fessenden St. NW
Washington DC 20016

M. Willem van Eeghen
5028 Belt Road NW
Washington, D.C. 20016
Email: mvaneeghen@worldbank.org
Tel 202 473 2399 (office)
Tel:202 966 3959 (home)

April 21, 2008

To: Board of Zoning Adjustment of the District of Columbia

**Re: 5013 Belt Road NW , Appeal # 17747 of Stephanie Wallace
ANC 3E Public Hearing of April 29, 2008**

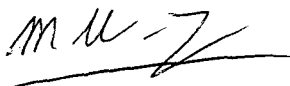
I live on 5028 Belt Road NW, opposite the construction site for 5013 Belt Road NW.

The construction project for 5013 Belt Road has caused major inconveniences for people like myself. On a daily basis we are confronted with and unsightly and relentless eyesore. Four years ago, 5013 Belt Road was a charming house with a garden full of nice flowers that fitted nicely into the character of the street. Now it is a half finished construction that is typical of a run-down and drug infested neighborhood. I can hardly express how much embarrassment this has caused me when I receive visitors who observe that this ugly site continues to be there without any prospect of progress. I am convinced that the other inhabitants of this block of Belt Road have similar views.

Moreover, this ugly site is having a major impact on the value of my property. In an already difficult housing market, and being continuously confronted with such an eyesore, makes it almost impossible to sell my property at a reasonable price. This is more than a hypothetical possibility. I recently got divorced and may well be forced to sell my house at short notice to fulfill my obligations to my ex-wife and children. The construction on 5013 Belt Road NW is thus causing significant financial losses and emotional stress.

I agree with the ANC resolution opposing the appeal by Developer Stephanie Wallace (BZA Appeal No. 17747). The developer should have built a house in a responsible manner and in line with all existing regulations. In light of the above and given the uncooperative, careless and irresponsible behavior of the developer. I see no reason whatsoever to grant her the appeal. Instead she should be instructed to immediately abide by all regulations, tear down the structure that is now in place , replace it by a reasonably sized house that befits the character of the street, and compensate the inhabitants of Belt Road for the significant damage she has caused.

Sincerely,



M. Willem van Eeghen

Ari Zentner and Kathryn Greenberg
5009 Belt Rd NW
Washington, DC 20016
(202)237-8760

April 22, 2008

RE: Appeal No. 17747
Appeal of Stephanie Wallace
ANC 3E
Public Hearing: April 29, 2008

Board of Zoning Adjustment of the District of Columbia

To Whom It May Concern:

We resided at 3944 Garrison St NW until the fall of 2005, and have since resided at 5009 Belt Rd NW. On Garrison St our garage used the alley (easement access) that ran alongside 5013 Belt Rd NW and our back yard backed up onto the back yard of 5013 Belt Rd NW. On Belt Rd we live in a semi-attached house immediately adjacent to 5013 Belt Rd NW, on the far side of the house from 5013 Belt Rd NW.

The construction project at 5013 Belt Rd NW has been a consistent source of concern to us personally. A few examples of the concerns we have had with this project are:

- Little to no security around unsafe construction environment in a neighborhood with many children (including our own)
- Standing water in foundation for several months during mosquito season
- Existence of large ice patch in Belt Rd from water draining into street from 5013 Belt Rd NW sump-pump during winter months (especially since there is no sidewalk on this part of Belt and pedestrians are often forced to walk in the street)
- Soil erosion around pit dug for foundation was allowed to continue unchecked for a significant period of time. While we were not directly affected, we were concerned that the ever-expanding pit would start to impact our property
- Removal of what appeared to be Asbestos laden siding without proper safety measures
- Continued presence of abandoned, termite-infested wooden structure in very close proximity to our own wooden house

Generally, the ongoing construction has degraded the appearance of the neighborhood. The continuously stalled construction on Belt Rd is a constant eyesore at best.

We are in agreement with the resolution passed by ANC 3E on April 10, 2008.

Sincerely,

A handwritten signature in black ink, appearing to be a cursive combination of the names Ari Zentner and Kathryn Greenberg.

Ari Zentner and Kathryn Greenberg

To: The Board of Zoning Adjustment of the District of Columbia
In reference to: Appeal No. 17747
Appeal of Stephanie Wallace
ANC 3E
Public Hearing: April 29, 2008

Dear Sirs or Madam:

I live at 3940 Garrison Street, N.W. My backyard is a few feet from the lot on 5013 Belt Rd. I am writing to support the ANC resolution passed by the ANC 3E on April 10, 2008, entitled "Resolution Opposing Appeal by Developer Stephanie Wallace."

Previous to the construction project, we were able to allow our children to play freely in our backyard, and in the yards behind our house. Soon after the construction began at 5013 Belt, excavation was performed at the property line, which then caused the fence on the property line to collapse. This created a cliff of unstable soil. The owner of the property, Stephanie Wallace, despite being aware of this hazard, has never established a barrier nor made any effort to secure the area to prevent injury to the children of the neighborhood. Consequently, for several years, we have had to prevent our children (now 3 and 11) from playing in that area.

When we bought our house 17 years ago, we spent countless hours improving the interior and exterior appearances of our house. We planted dozens of trees, bushes, and flowers, and have made our backyard as hospitable as possible both for ourselves and for our neighbors. However, our backyard is now overshadowed by the visage of an unfinished hulk of a house. The developer in question clearly does not care about the neighborhood nor any of the neighbors, and has never made any effort to contact any of us to apologize for her behavior.

Thank you for your attention to this matter.

Kenneth R. Thomas
Annie M. Acosta
3940 Garrison Street, N.W.
April 22, 2008

EXHIBIT L-4

About Stephanie Wallace

Stephanie Wallace has been in the real estate construction and development business for over 20 years. As the project manager for a New York based real estate Company from 1983 to 1994, she was in charge of building single family homes in New York City, building an upscale, waterfront condominium complex in Miami Beach, Florida and the renovation and condominium conversion of 220 apartments in College Park, Maryland.

She parlayed her real estate experience into her own business by creating a real estate marketing company, which focused on all aspects of the marketing of new and old developments. Ms. Wallace created brochures, established on-site offices, and constructed model apartments which provided her clients with a dramatic increase of sales and revenue.

The highlight of Ms. Wallace's New York career was the renovation of a loft building in the Chelsea neighborhood of New York City. This venture was a pioneering project and is now a model for New York developers throughout the city. Stephanie had the unique vision to see the potential of selling luxury loft space, with high end kitchen and baths, fireplaces, two story spaces and other high end amenities. Her responsibilities included, finding the location, changing the zoning to accommodate the 28 residential units and working with architects from the design through construction phases. The project set record high prices for the area. She then followed up this success with similar projects in New York City as well as Chicago.

Stephanie relocated to Washington DC in 1995 and began to build a new business associated with real estate and construction. She designed, built, owned and operated a number of restaurants in both Washington DC and North Carolina.

Stephanie Wallace founded Stephco in order to return to her passion and exercise her talents in construction and design.

EXHIBIT L-5



Greater Capital Area Association of REALTORS®, Inc.
INCLUSIONS/EXCLUSIONS DISCLOSURE AND
ATTACHMENT TO LISTING AGREEMENT

RESS 5013 BELT ROAD, NW WASHINGTON, DC 20016

FOR USE WITH REGIONAL CONTRACT

PERSONAL PROPERTY, FIXTURES, AND UTILITIES: Unless otherwise negotiated in a contract of sale, the purchase price shall include the following personal property and fixtures: A. Any existing built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, smoke and heat detectors, tv antennas, exterior trees and shrubs and B. The items marked YES below as currently installed or offered.

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EXHIBIT L-6

04-10262

O.G. No.:	RIB	PERMIT NUMBER	By:
S.L. No.:	Ward No.:	Receipt No.:	Date:

★ ★ GOVERNMENT
OF THE DISTRICT
OF COLUMBIA
BLRA-33
(Rev. 10/91)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION; PERMIT PROCESSING DIVISION (727-7050)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY

(PRINT IN INK OR TYPE; DO NOT WRITE IN SHADED AREAS OR ON PAGE 4)

8/9/04

ERASING, CROSSING OUT, WRITING OUT, OR OTHERWISE ALTERING ANY ENTERED INFORMATION WILL VOID THIS APPLICATION

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27

1. Address of Proposed Work: 5013 Belt Rd NW Wash DC 20016		Suite No.:	2. Plot: c.b	3. Square: 1756	4. Application Date: 7/26/04
5. Owner of Building or Property: Stephanie Wallace		6. Address: (include Zip) 5013 Belt Rd NW Wash DC 20016		7. Phone: 202 686 5309 Work: 202 374 8248 Home:	
8. Agent for Owner: (if applicable)		9. Address: (include Zip)		10. Phone: Work: Home:	
11. Type of Proposed Work (check all applicable boxes):					
☐ New Building ☐ Retaining Wall ☐ Garage ☒ Addition ☐ Fence ☐ Sign ☐ Alteration and Repair ☐ Shed ☐ Other (Specify) _____ ☐ Raze Building ☐ Awning					
12. Description of Proposed Work: addition to single family house to include New Kitchen, family room, master suite, baths, attic & basement E.C. Fee Inside C/O 11/03/04					
13. Existing Use(s) of Building or Property: Home SFD		14. Ex. No. of Stories of Bldg.: 2	15. Ex. No. of Dwelling Units: 1	Official Use Only Miscellaneous FEE \$: By: Date:	
16. Proposed Use(s) of Building or Property: Home SFD		17. Prop. No. of Stories of Bldg.: 3	18. Prop. No. of Dwelling Units: 1		
19. Starting Date of Work: 9/1/04	20. Completion Date of Work: 3/1/04	21. Method of Removing Construction Debris: ☒ Pick-up Truck ☐ Dumpster ☐ Other (specify):		22. Does the proposed work involve disturbing the earth or razing a building? ☒ Yes, answer q. 23 ☐ No, SKIP q. 23-27	
23. Is the area of disturbed earth more than 50 sq. ft? ☒ Yes, answer q. 24-25 ☐ No, SKIP q. 24-25		24. Soil Erosion Control Methods: Soil Fencing		25. Area of Offsite Drainage: sq. ft.	26. No. of Footings or Columns: 1
				27. Size of Footings of Columns: sq. ft.	

ALWAYS SIGN THE APPLICATION ON PAGE 3 (SECTION I).

Complete Section B if the proposed work is new building, addition or alteration. (Page 2)
 Complete Section C if the proposed work is razing a building. (Page 2)
 Complete Section D if the proposed work is a retaining wall. (Page 2)
 Complete Section E if the proposed work is a fence. (Page 3)
 Complete Section F if the proposed work is a shed/garage. (Page 3)
 Complete Section G if the proposed work is an awning. (Page 3)
 Complete Section H if the proposed work is a sign. (Page 3)

OFFICIAL USE ONLY				
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S				
				W ☐ Yes ☐ No PLANS: ☐ No ☐ Sm ☐ Lg

EXHIBIT L-7





EXHIBIT L-8

To: Government of the District of Columbia
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration
941 North Capitol St. NE
Suite 200
Washington, DC 20002

Attn. Toye Bello, Zoning Administrator

April 12, 2005

Dear Mr. Bello,

This is a letter to register our concern about a proposed residential building project at 5013 Belt Rd. NW in Washington, DC. We are residents of adjoining property. The property is now under a stop work order because of violations to a previous building permit (permit no. B468280). The developer, Stephanie Wallace, has demolished part of the building without permit and carelessly handled asbestos materials removal (siding) from the building. They have treated neighboring residents concerns with disregard, including the unauthorized use of an easement belonging to bordering properties while doing the demolition.

The developer plans to build what they call an addition (what is left of the original house is a termite ridden facade) using side setbacks which are narrower than those allowed for new construction in our zone (see attached photos). This "addition" is to be of about 3500 sq. Ft. on a street where the average dwelling is around 2000 sq. Ft. But they have now demolished the part of the building which was to have allowed the grandfathered setback. What is left is a crumbling foundation which cannot be built upon (see photos). Our key question is: If they remove what is left of the foundation, can they still maintain the narrow setback or must they conform to rules for new construction? Please let us know. We believe that the unauthorized demolition was done so that the developer could pretend to use the original foundation to build a very large house on this narrow lot. Despite numerous requests, the developer will not share building plans with us. We are very concerned that what is being planned is not by rights. We request a review of this situation by the zoning board before allowing work to proceed on the property.

Sincerely,

John Lemoine
Martha Maiden
5011 Belt Rd. NW
Washington, DC 20016
202-528-2918
JLLemoine@verizon.net

EXHIBIT L-9



EXHIBIT L-10

From: "Crews, Bill (DCRA)" <Bill.Crews@dc.gov>
Subject: **RE: house construction not according to permit or zoning regulati on**
Date: June 8, 2006 12:16:57 PM EDT
To: John Lemoine <jllemoine@verizon.net>

Thanks for again bring this to my attention. I am assigning this to an inspector to review the plans, ensure a wall test was done and do a site visit.

Best regards,

Bill Crews

Zoning Administrator for the District of Columbia
Department of Consumer and Regulatory Affairs
941 N. Capitol St. NE Suite 2000
Washington, DC 20002
202.442.4576 Office
202.442.4871 Fax
bill.crews@dc.gov

-----Original Message-----

From: John Lemoine [mailto:jllemoine@verizon.net]
Sent: Thursday, June 08, 2006 9:03 AM
To: bill.crews@dc.gov
Subject: house construction not according to permit or zoning regulation

Dear Mr. Crews,

I was in the zoning office on Wednesday, May 31st. I spoke with Ms. Epps and met with Tamika Jones and filed a "Inspection Scheduling and Complaint Form" at their direction. It was suggested that I express to you my concern about a residential building project which is going forward next door to me in Northwest DC. A developer is building a very large house on a narrow lot. Despite numerous requests, the builder will not share building plans with me. They were issued a building permit but I have examined the documents in Records and what they are doing goes far beyond the scope of the permit. My complaint consists of the following:

(1) The permit allows an "addition" to be built onto an existing small frame house. After being issued the permit, they illegally demolished most of the existing structure. A stop order was issued, but they have now resumed construction. A foundation of concrete beams has been laid behind a termite ridden facade which I am convinced they will tear down after the new house is built.

(2) The side setback for the new structure violates the construction requirements in zone R1B (8 ft.) The new house is much wider than should be allowed. At the zoning office, in April of 2005, I met with Rochelle, who was reviewing the project at the time. She advised me that if the existing portion of the house was removed then the addition would be required to follow current side set-back requirements. The old part has now been completely demolished. At DCRA's Records room, the property's file shows no amendment to the original permit.

If this project goes forward it will have significant negative impact on our property. By building too close to the common property line, this "addition" will be 3500 sq. ft. on a street of modest 1800 sq. ft. homes. I believe they should at least have to follow the set-back requirements for this zone and maintain a reasonable distance from our house.

Would you please take a look at this?

Address of construction: 5013 Belt Rd. NW 20016

EXHIBIT L-11



EXHIBIT L-12

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
BUILDING INSPECTION DIVISION

File

\$4,000.00
or More!!!

All Work **STOP WORK** All Work

ADDRESS : 5013 Belt Rd NW
Exceeding Scope of Raze Permit Took down

VIOLATION: (Section/s) Entire House: Exceed Scope of Building Permit Building All New SFD. Ongoing Work. Don't notice. Plans on site!!! Stop Work Order Posted

PROPER Permits/Plans SHALL BE OBTAINED AND OR POSTED PRIOR TO THE CONTINUATION OF ANY WORK. ANY AND ALL PERSONS ACTING CONTRARY TO THIS NOTICE SHALL BE SUBJECT TO A FINE/PROSECUTION OR BOTH.

APPLICATION FOR PERMIT(S) MUST BE FILED OR REMOVAL OF VIOLATION MUST OCCUR WITHIN —0— HOURS/DAYS FROM THE POSTING OF THIS NOTICE.

☒ Construction
442-4641

☐ Electrical
442-4643

☐ Plumbing
442-4642

☐ Elevator
442-4634

☐ Boiler
442-4636

3:00 PM
Time

3/21/07
Date

[Signature]
Official

00000-00-201
Mrs. Jones 442-8647

442-5top

Letron

EXHIBIT L-13

From: John Lemoine <JLLemoine@verizon.net>
Subject: 5013 Belt Rd. NW
Date: May 8, 2007 12:50:00 PM EDT
To: matt.legrant@dc.gov



Dear Mr. Legrant,

Per your request in our conversation this morning, I am sending an short account of the construction project at 5013 Belt Rd NW from my perspective. I live next door at 5011 Belt.

12/04-

A permit is granted for an addition to be built to the existing old house at 5013. A grandfathered narrow side setback is allowed because a small portion of the old house is only 5' from our joint property line. The developer, Stephanie Wallace of Stephco Inc., and contractor, Allan Premo refuse to share construction plans with me despite numerous requests. I believe that the proximity to my house of the proposed structure, as shown on the permit, will have a definite negative impact on my house and lot.

4/05-

The back half of the old house at 5013 is demolished without permit. Office of zoning issues stop work order. At his point I send a registered letter dated 4/12/05 to then zoning administrator Tye Bello pointing out my concern that, because of the obvious decrepit condition of the old house, the developer may be planning to take it down completely, thus gaining the grandfathered set backs but ultimately building a completely new structure.

11/05-

Construction resumes. A large excavation is dug right up to our joint property line. Immediately the walls of the excavation fail. This causes the collapse of my concrete retaining wall and driveway and a portion of my lot. It also causes the collapse of a driveway on the opposite side of 5013 which belongs to houses on Garrison St. My driveway is a total loss and must be replaced. Another stop work order is issued. Emergency shoring is installed in the excavation. The developer and contractor do not respond to our attempts (registered letter) to have them take responsibility for the damage.

7/06-

After being undercut by subsequent digging, shoring at 5013 excavation fails, causing further collapse of my property into their excavation (this condition exists today, since I cannot make repairs until lateral support is restored to my lot).

9/06 through 12/06

Concrete foundation erected at 5013 Belt. New structure is framed and under roof.

3/07-

What remains of the old house is demolished. City issues stop work order. I meet with Mr. Nero at the board of zoning review and he suggests that I may have a case for a permit review hearing, but that I should contact the zoning administrator beforehand.

In summary, The developer and contractor at 5013 Belt Rd. have purposefully deceived the office of zoning to gain permit to build larger house than would normally be allowed on this narrow lot. The new structure's proximity affects my property most negatively. They have treated neighbors with contempt and disregard. Through negligence and shoddy construction practice, the developer and contractor have done severe damage to properties on both adjoining sides and have stonewalled my attempts to have them take responsibility. If a variance hearing occurs, I will protest their right to continue with this project as it stands, as will many other neighbors.

Respectfully,
John Lemoine
5011 Belt Rd. NW
DC 20016

tel.202-528-2918

5013 BELT RD. ↘



5011 BELT RD. ↗

EXHIBIT L-14